

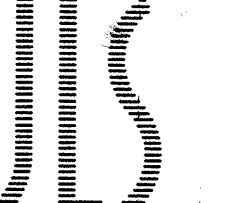
LOCATION:	3051 TWIN OAKS DR. NW ALBUQUERQUE, NM 87107
OWNER:	CARE GIVERS OF ALBUQUERQUE Assisted Living Homes LLC 2739 Foothill Rd. SW ALBUQUERQUE, NM 87105 (505) 934-0438
LEGAL DESCRIPTION:	LOT B - BLOCK 0000 WEST RIDGE UNIT 1 ALBUQUERQUE, NM
UPC #:	10100600300302702
CURRENT ZONING:	SU-1C-1 AND IP
ZONE ATLAS PAGE:	G-10
APPLICABLE CODE:	2003 IBC
TOTAL LOT AREA:	(1.5073 AC) 68,400 S.F.
BUILDING FOOTPRINT AREA:	16,733 S.F.
NET LOT AREA:	51,667 S.F.
PAVED AREA:	24,007 S.F.
LANDSCAPE AREA:	27,660 S.F.
LANDSCAPE % NET LOT AREA:	53 %
LANDSCAPE TO PAVED AREA RATIO:	1 : 1.3
REQUIRED PARKING:	23 SPACES
NURSING HOME PARKING:	1 SPACE PER 2 BEDS 45 BEDS / 2 = 23 SPACES
PARKING PROVIDED:	24 SPACES
REQUIRED H.C. PARKING:	1 SPACE
H.C. PARKING PROVIDED:	3 SPACES
BICYCLE PARKING PROVIDED:	5 SPACES

1001932

GENERAL NOTES

1. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS
2. CURBS DIMENSIONED TO FACE OF CURB UNLESS NOTED OTHERWISE
3. PATCH & REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTAGES AS NECESSARY IN COORDINATION WITH DRIVEWAY CONSTRUCTION
4. VERIFY ALL NEW DRIVEWAY REQ'S WITH CITY OF ALBUQUERQUE STANDARDS
5. SITE LIGHTING TO BE PROVIDED ON BUILDING FACADES TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.

TWIN OAKS ASSISTED LIVING FACILITY
3051 TWIN OAKS DR
ALBUQUERQUE, NM



ARCHITECTS

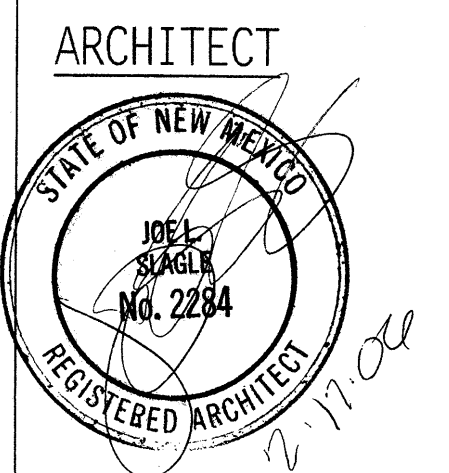
1600 RIO GRANDE NW
ALBUQUERQUE
NEW MEXICO 87104
505 246 0870
FAX 505 246 0437

Site Plan For Building Permit

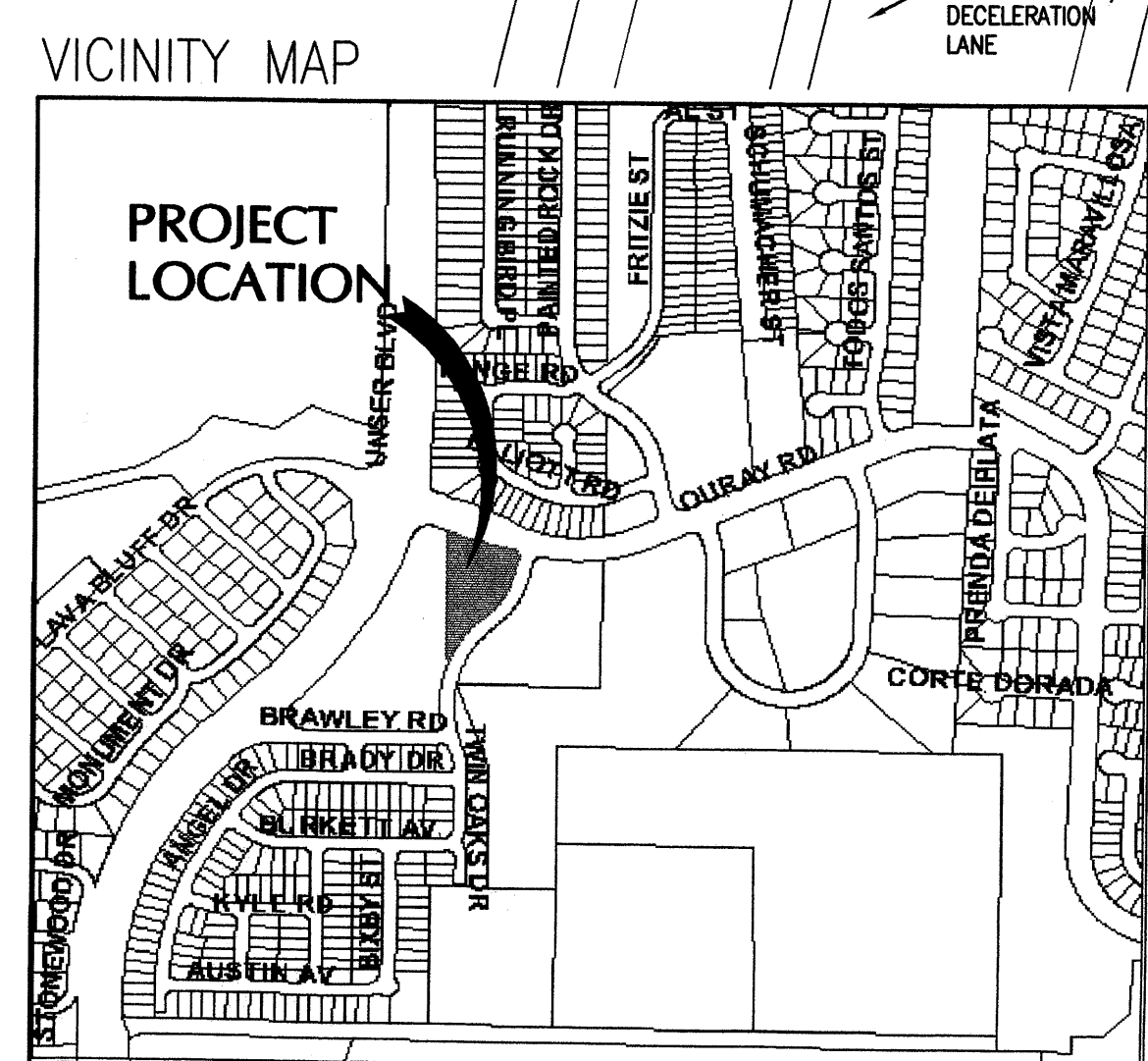
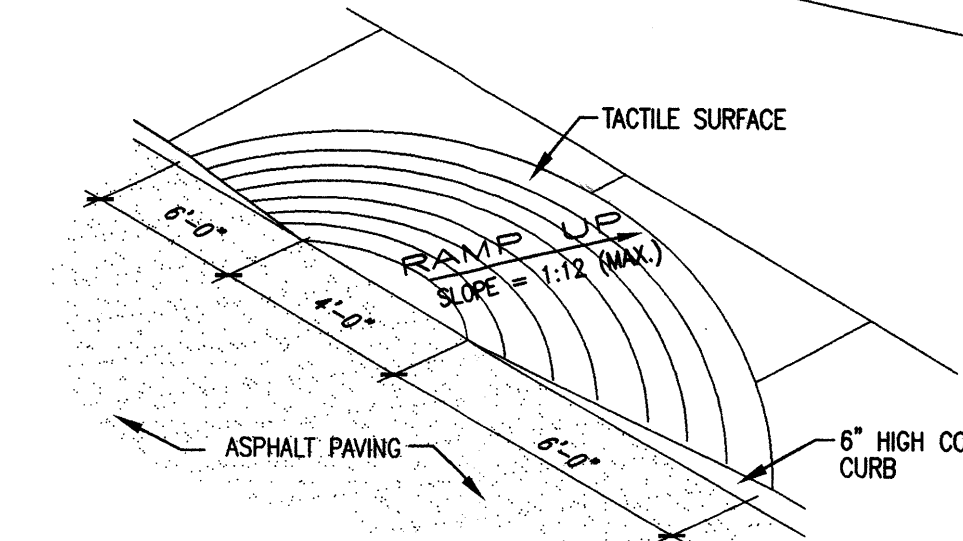
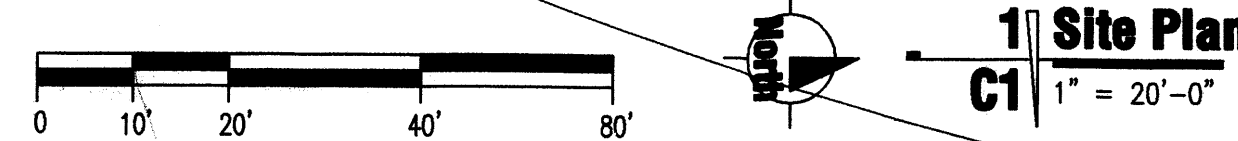
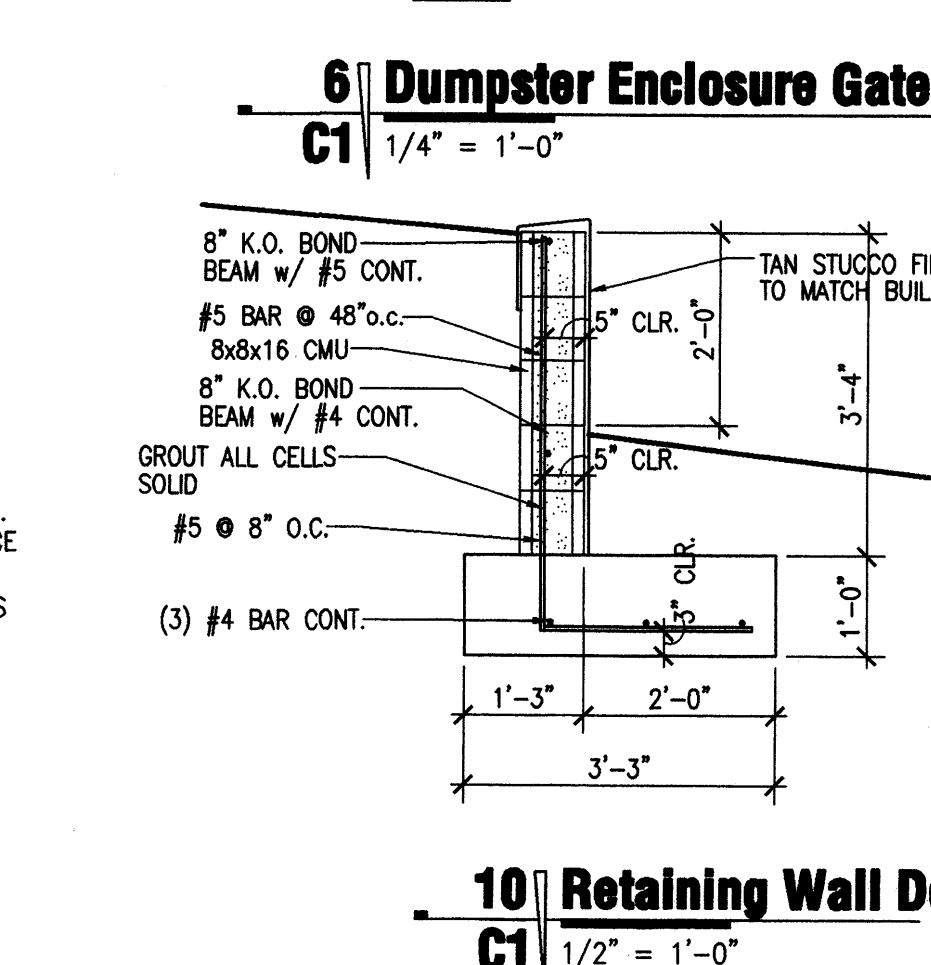
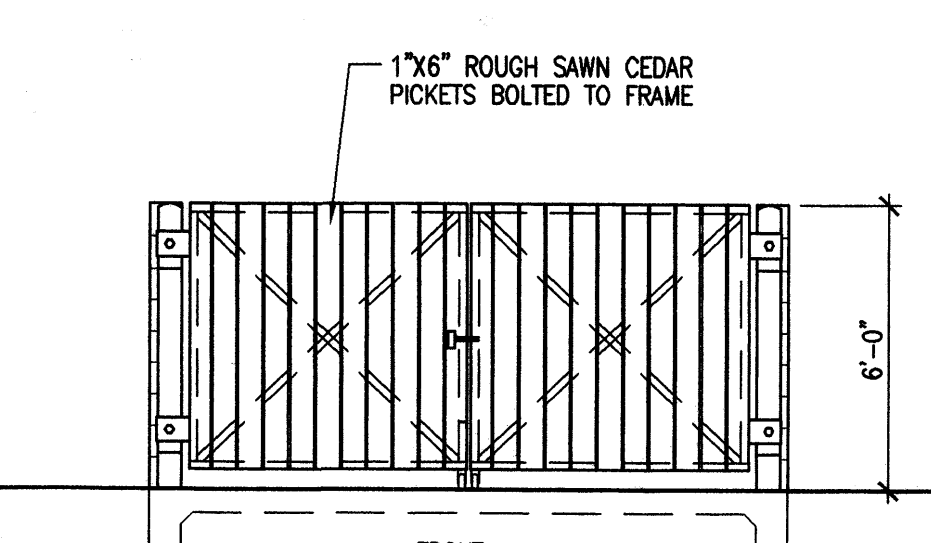
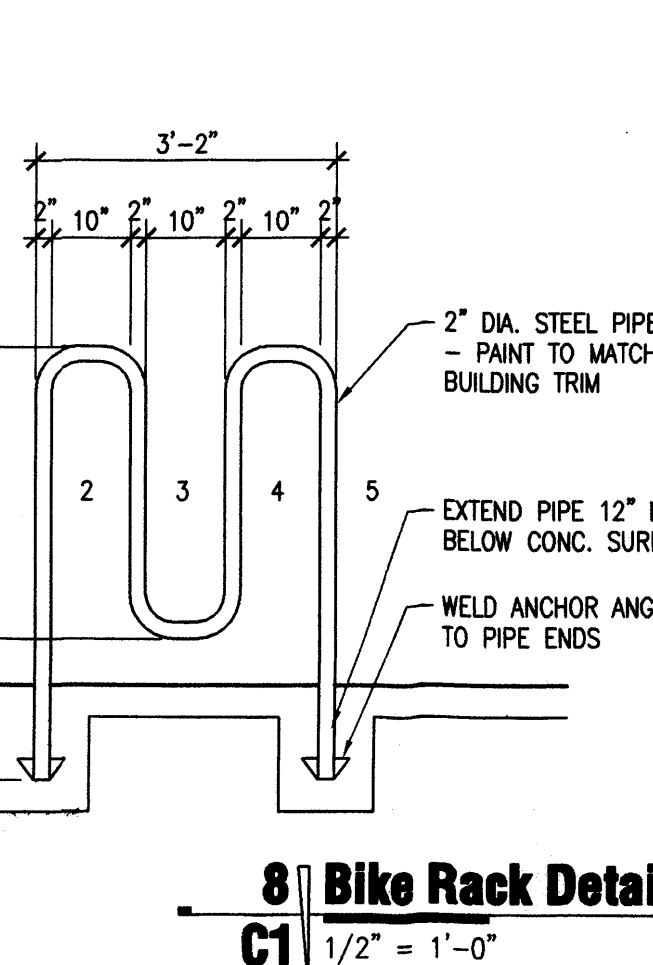
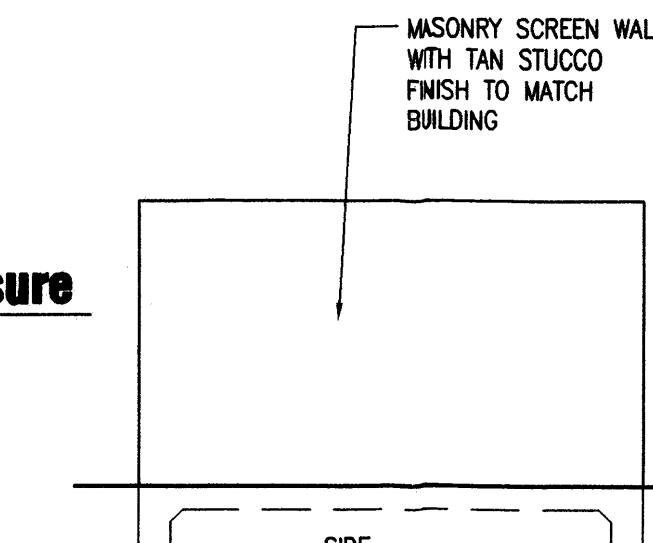
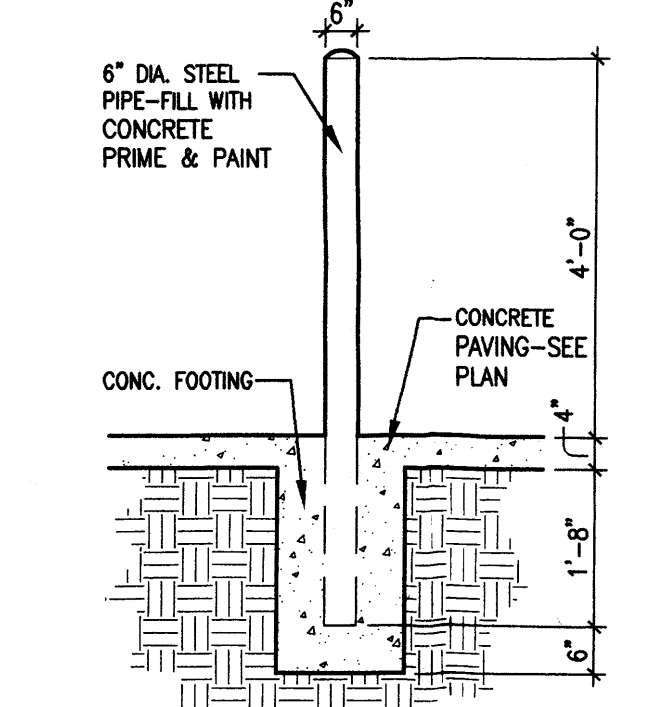
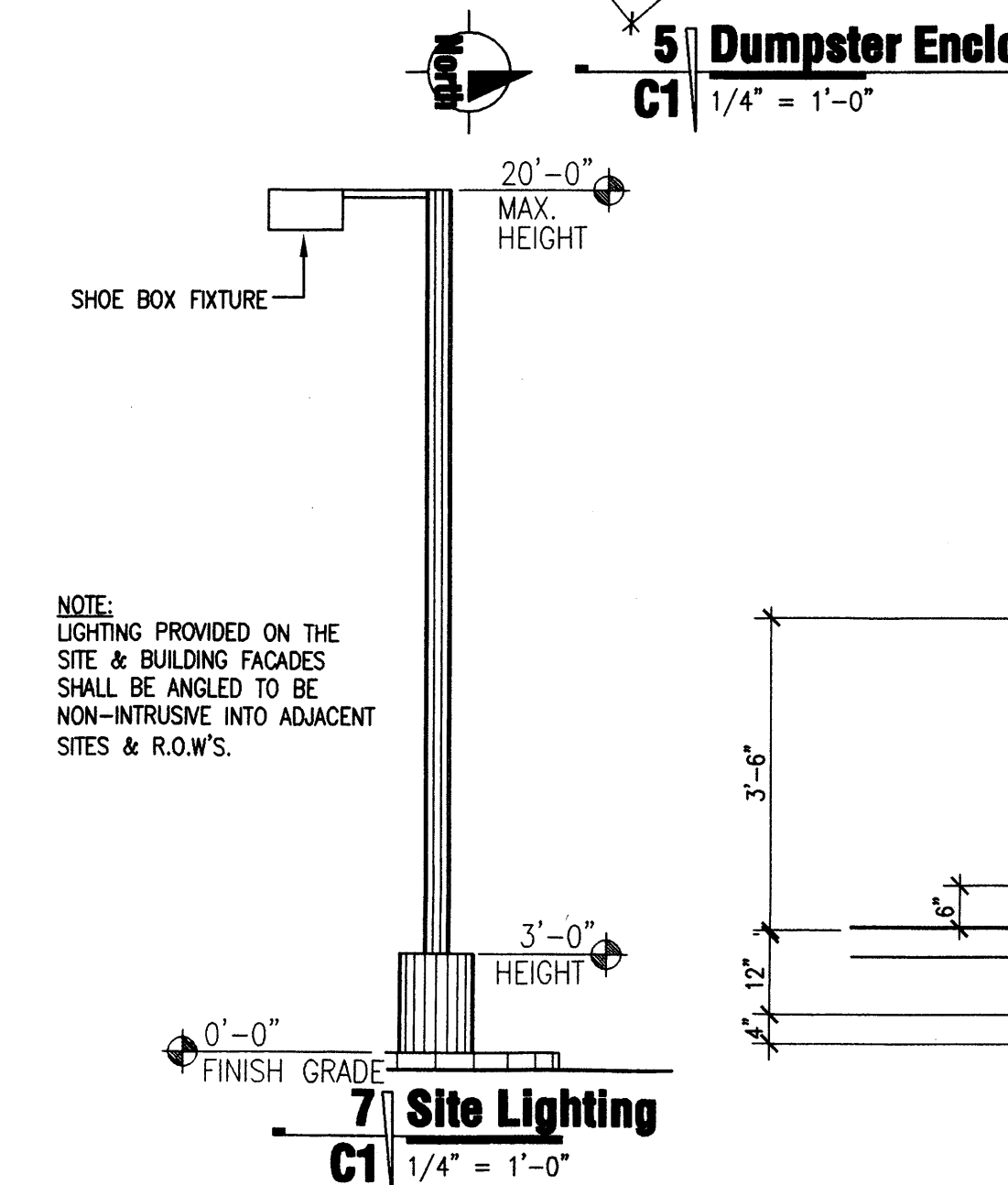
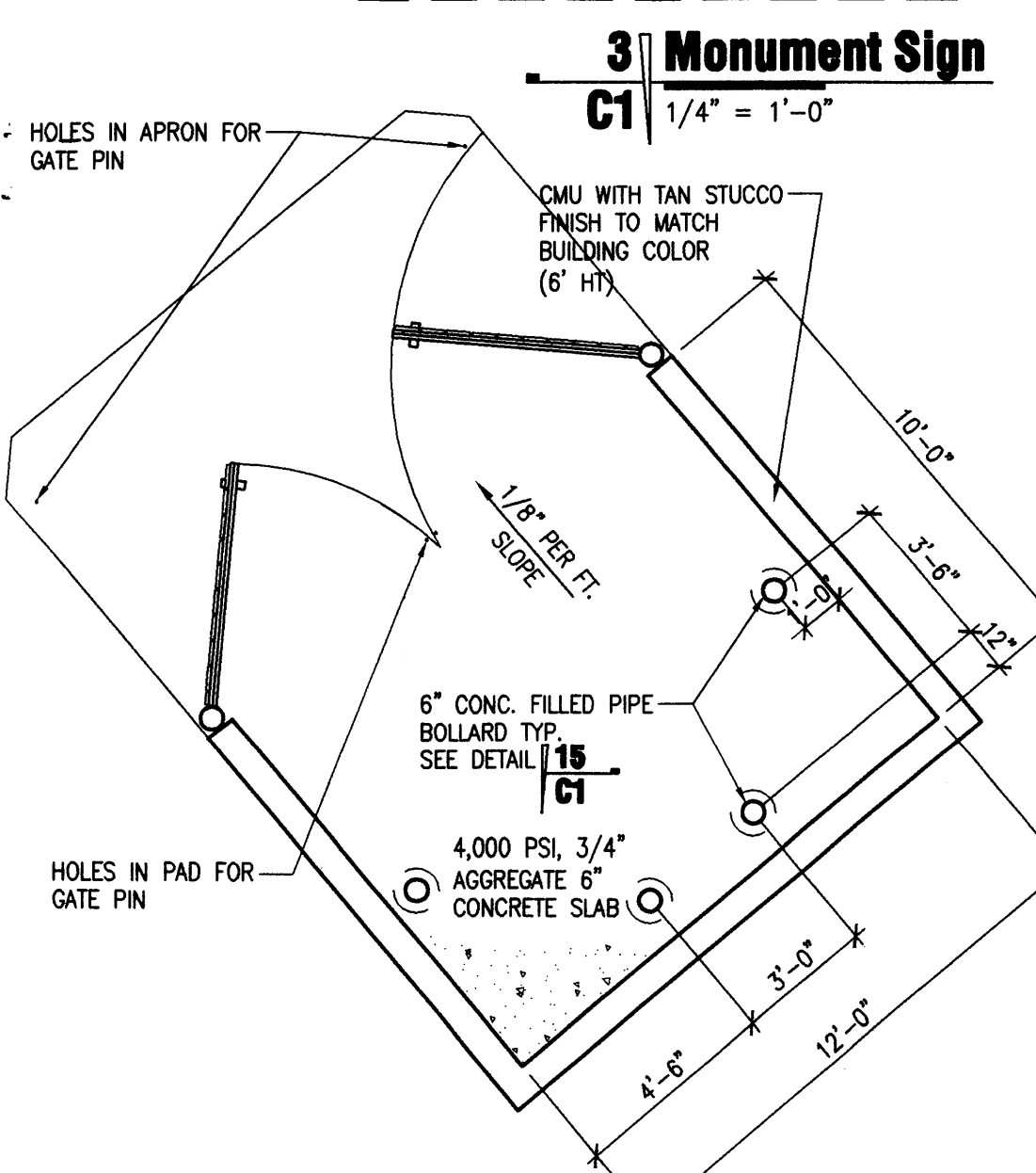
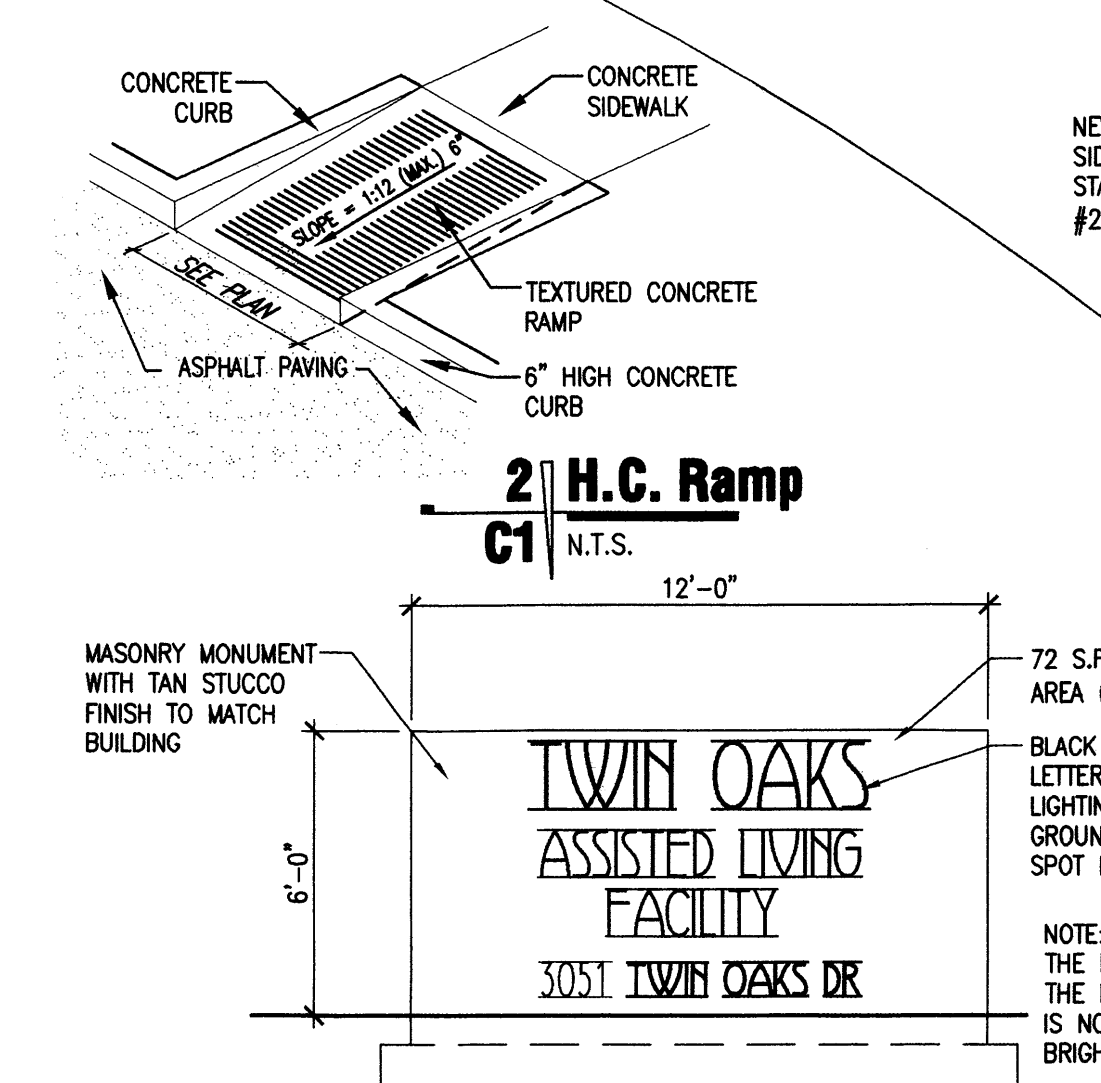
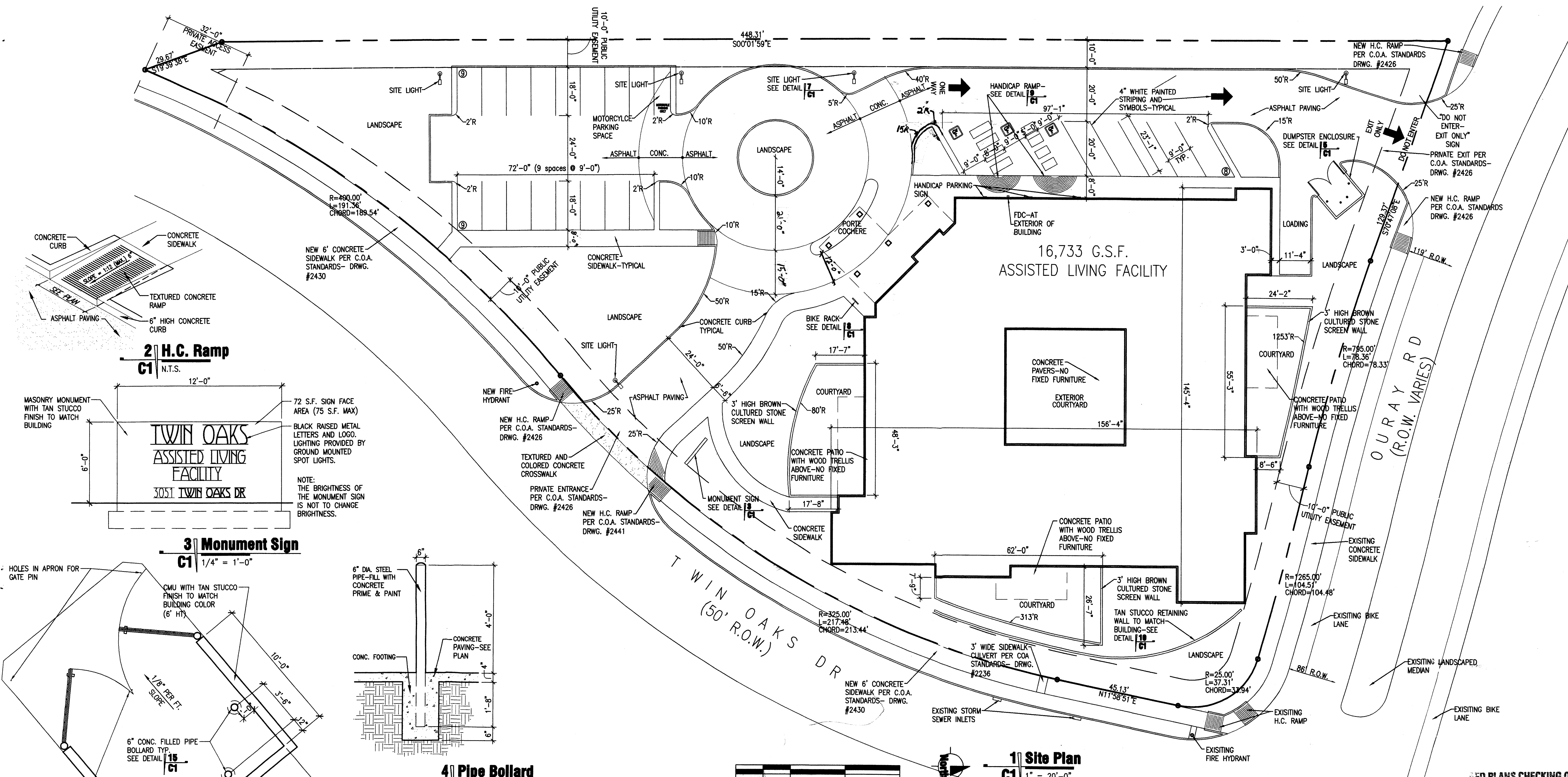
REVISIONS

ARCHITECT

ENGINEER



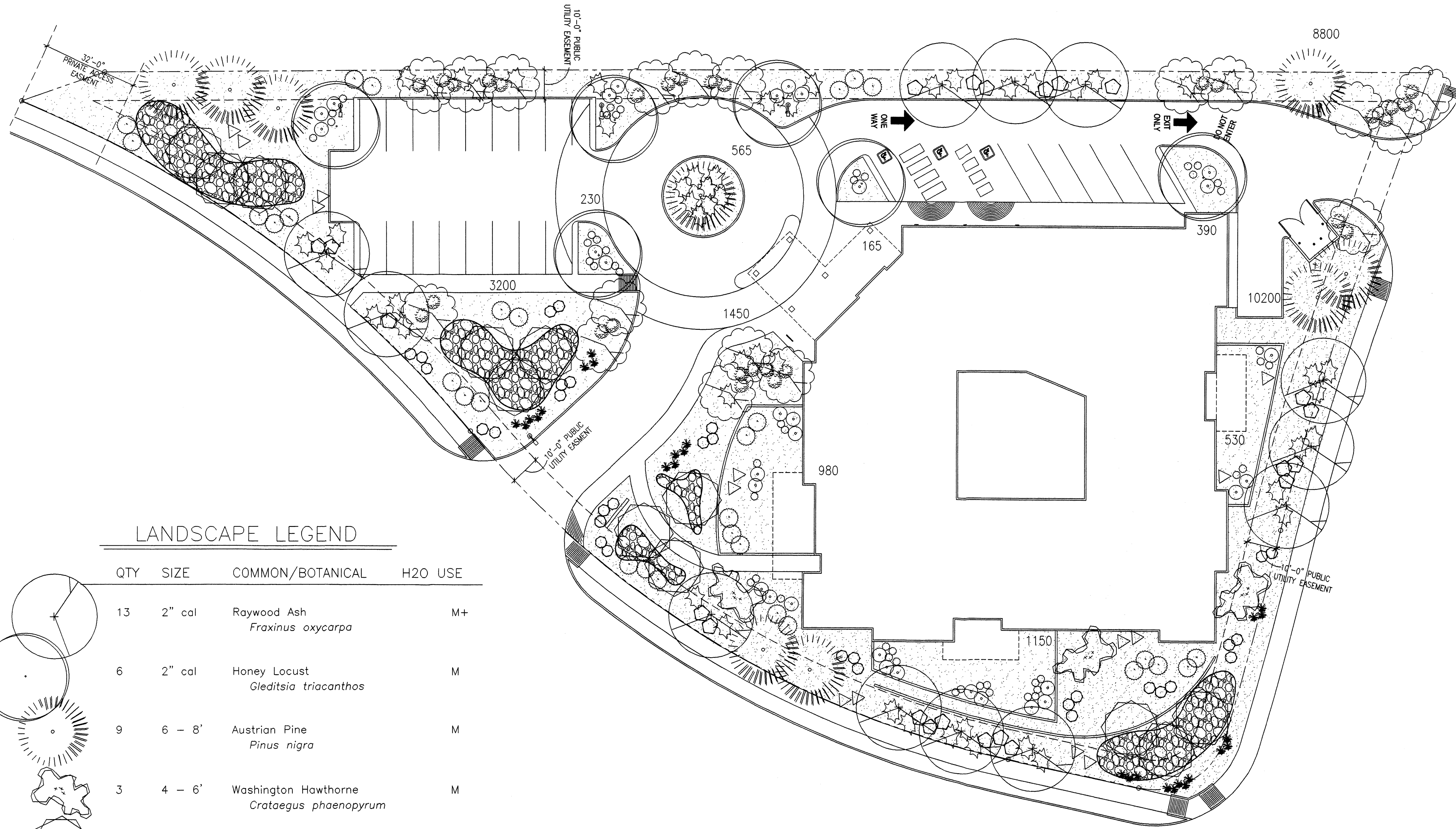
DATE: 2-7-06 SHEET: C1



A&P PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
HYDRANT(S) ONLY
FILE 2-18-06
SIGNATURE & DATE
V-B COUST (SPK)
16733 SQFT

SIGNATURE BLOCK

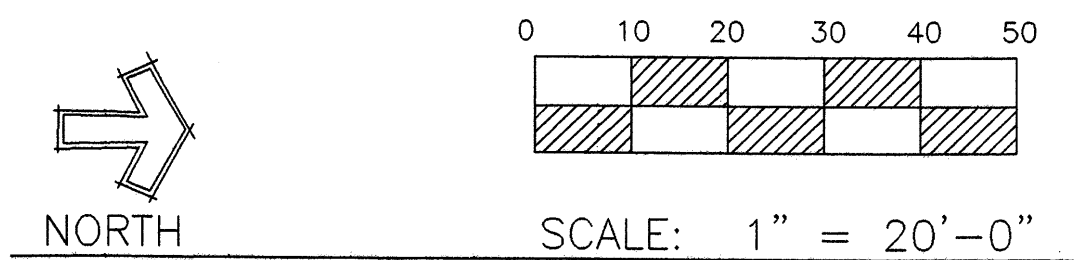
PROJECT NUMBER	1001932
APPLICATION NUMBER	06 DRB-00240
Is an infrastructure list required? () Yes (X) No If yes, then a set of approved DRC plans with a work order is required for any construction within public right-of-way or for construction of public improvements.	
TRAFFIC ENGINEER/TRANSPORTATION DIVISION	DATE: 3/1/06
UTILITIES DEVELOPMENT	DATE: 3/1/06
PARKS AND RECREATION	DATE: 3/1/06
CITY ENGINEER	DATE: 3/1/06
ENVIRONMENTAL HEALTH DEPT. (if required)	DATE: 3/1/06
SOLID WASTE MANAGEMENT	DATE: 3/1/06
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE: 3-1-06



LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	68,400
TOTAL BUILDING AREA (sf)	16,733
NET LOT AREA (sf)	51,667
LANDSCAPE REQUIREMENT (%)	15
TOTAL LANDSCAPE REQUIRED (sf)	7,750
TOTAL LANDSCAPE PROVIDED (sf)	27,560

*ALL AREAS DESIGNATED FOR LANDSCAPING TO BE OF PERVIOUS MATERIALS AND ALL OTHER AREAS NOT DESIGNATED FOR LANDSCAPING TO BE IMPERVIOUS MATERIALS.



LANDSCAPE PLAN

LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
13	2" cal	Raywood Ash <i>Fraxinus oxycarpa</i>	M+
6	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	M
9	6 - 8'	Austrian Pine <i>Pinus nigra</i>	M
3	4 - 6'	Washington Hawthorne <i>Crataegus phaenopyrum</i>	M
12	2" cal	Desert Willow <i>Chilopsis linearis</i>	L
18	10-12'	Bradford Pear <i>Pyrus calleryana</i>	M
24	5 Gal	Wintergreen Barberry <i>Berberis julianae</i>	M
29	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	M
54	5 Gal	Periwinkle <i>Vinca minor</i>	M
14	5 Gal	Dwarf Butterfly Bush <i>Buddleia davidii nanhoensis</i>	M
27	5 Gal	Dwarf Feathertop <i>Pennisetum villosum</i>	M
32	5 Gal	Cherry Sage <i>Salvia greggii</i>	M
32	5 Gal	Rosemary <i>Rosmarinus officinalis</i>	M
51	5 Gal	English Lavender <i>Lavandula angustifolia</i>	L
30	5 Gal	Apache Plume <i>Fallugia paradoxa</i>	L
		Santa Ana Tan Crusher Fines, 3" min. depth, no fabric.	
		2-4" Santa Ana Tan Cobble, Slightly Bermed, Overlaid over Crusher Fines	

LANDSCAPE NOTES

Landscape and Irrigation System maintenance shall be the responsibility of the Owner.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer. Trees and shrubs shall be zoned separately. Trees shall have bubblers and shrubs shall have a minimum of 2 emitters per shrub. Point of Connection for irrigation system shall be coordinated between the Landscape Contractor and the General Contractor prior to construction.

It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24.

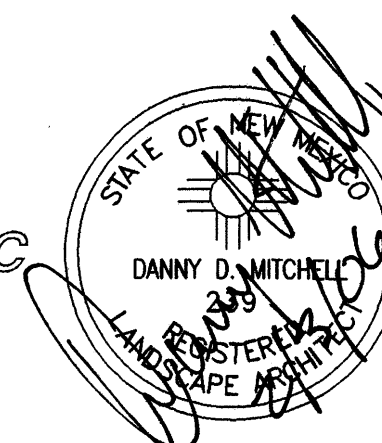
Prior to Construction, Landscape Contractor shall verify location of all Utility Lines.

Landscaping shall be installed according to the approved plan.

Landscape areas in excess of 36 square feet shall be planted so as to achieve 75% Live Ground Cover at maturity.

Approval of this plan does not constitute or imply exemption from water waste provisions of the water conservation landscaping and water waste ordinance. Water management is the sole responsibility of the property owner.

Mitchell Associates, LLC
Landscape Architects
3200 Carlisle Blvd. NE, Suite #124
Albuquerque, NM 87110
(505) 830-6096
danny@mitchellassociatesllc.com



TWIN OAKS ASSISTED LIVING FACILITY
3051 TWIN OAKS DR
ALBUQUERQUE, NM

ARCHITECTS

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new mexico 87104
505 246 0870
fax 505 246 0437.

Landscape Plan

REVISIONS

ARCHITECT

ENGINEER

DATE
2-7-06

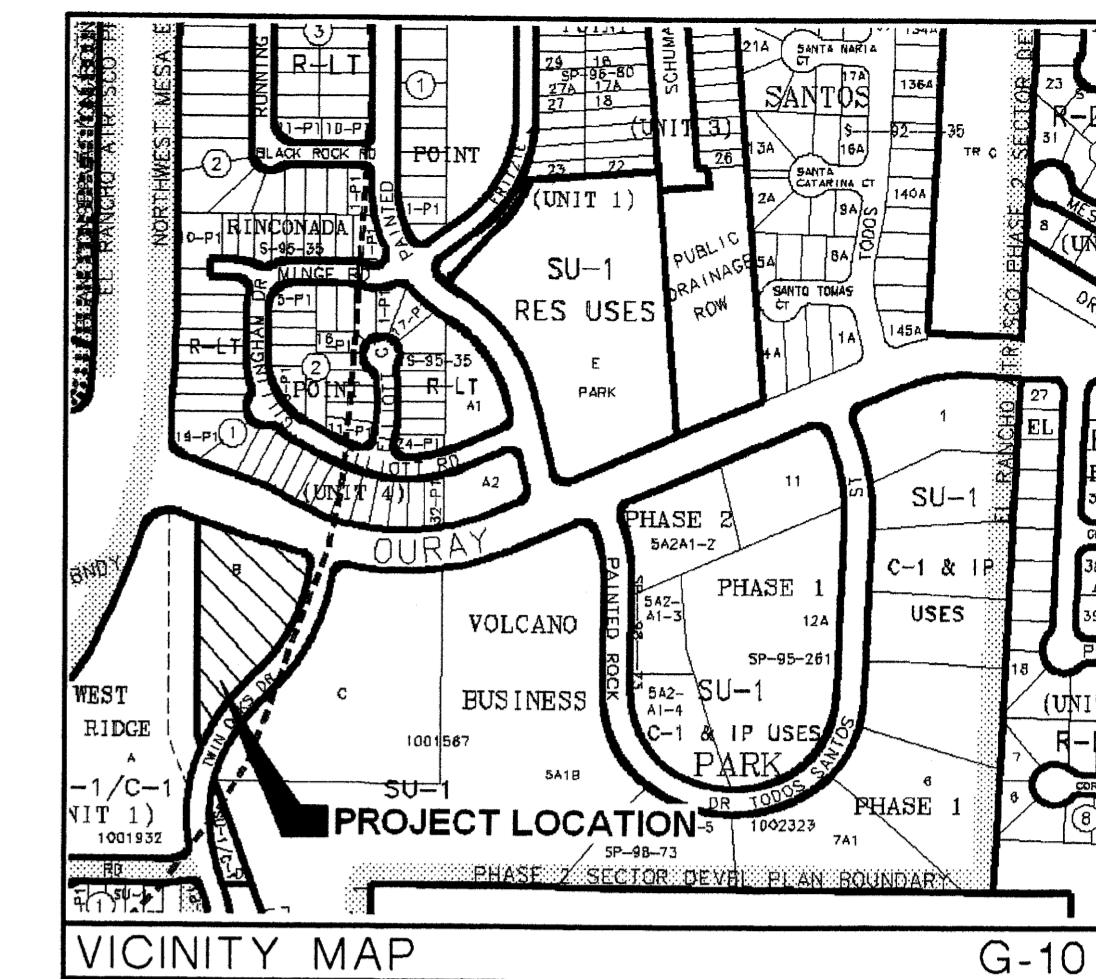
SHEET
L1

Drainage Narrative

THIS DRAINAGE PLAN IS FOR A PROPOSED ASSISTED LIVING FACILITY TO BE LOCATED ON TRACT B WEST RIDGE SUBDIVISION, UNIT 1 AT THE CORNER OF OURAY ROAD N.W. AND TWIN OAKS DRIVE N.W. ON THE WEST SIDE OF ALBUQUERQUE. THE SITE WILL CONTAIN A NEW PARKING AREA, DROPOFF AREA CONSTRUCTION OF A NEW BUILDING ON THE SITE. THE PROPERTY IS CONTAINED WITHIN THE BOUNDARIES ANALYZED BY MARK GOODWIN AND ASSOCIATES IN THE DRAINAGE PLAN FOR WEST RIDGE SUBDIVISION, UNIT 1. AS PART OF THE APPROVED GRADING AND DRAINAGE PLAN, THIS SITE IS ALLOWED FREE DISCHARGE ONTO THE STORM DRAIN SYSTEM CONTAINED WITHIN TWIN OAKS DRIVE.

TWIN OAKS DRIVE TO THE EAST OF THE PROPERTY HAS AN EXISTING 12" STORM SEWER. THE GRADING OF THE SITE WILL DRAIN TO TWIN OAKS DRIVE N.W. THE 100YR FLOWS BEING DISCHARGED ONTO TWIN OAKS FROM THIS DEVELOPMENT ARE 5.53 CFS AS SHOWN IN THE HYDROLOGY CALCULATIONS SHOWN HEREIN. THERE ARE MINIMAL OFF-SITE FLOWS TO THIS SITE FROM THE AREA BEHIND THE CURB ON THE ADJACENT SITE TO THE SOUTH AND WEST. THE OFF-SITE FLOWS ARE NEGLIGIBLE AND CAN EASILY BE ACCEPTED WITH THE GRADING SCHEME SHOWN ON THIS PLAN.

THIS SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.



Drainage Calculations

Assisted Living Facility Hydrology Calculations
DPM - Section 22.2
Volume 2, January 1993

Precipitation Zone 1
100 Year Storm Depth, P (360) 2.2

Treatment Area	A	B	C	D
Excess Precipitation Factors	0.44	0.67	0.99	1.97
Peak Discharge Factors	1.29	2.03	2.87	4.37

Land Treatment Area	Acres	Existing	Allowable	Proposed
Type "D" (Roof)		0	0.27	1.00
Type "C" (Unpaved Roadway)		0	0.31	0.00
Type "B" (Irrigated Lawns)		0	0.31	0.57
Type "A" (Undeveloped)		1.57	0.68	0.00

Total (Acres) 1.57 1.57 1.57

Excess Precipitation(in) 0.44 0.88 1.50

Volume (100), cf 2507.60 5015.78 8537.40

Volume (10), cf 1680.09 3360.57 5720.06

Q (100), cfs 2.03 3.64 5.53

Q (10), cfs 1.36 2.44 3.70

ABO
Engineering, Inc

Engineers · Planners · Construction Services
6739 Academy Rd. NE, Suite 130 Albuquerque, NM 87109
505-255-7802 FAX 505-255-7902 ABQ Project: 25210

TWIN OAKS ASSISTED LIVING FACILITY
3051 TWIN OAKS DR
ALBUQUERQUE N M

JIS

1600 rio grande nw
albuquerque
new mexico 87104
505 246 0870
fax 505 246 0437

Grading Plan

REVISIONS

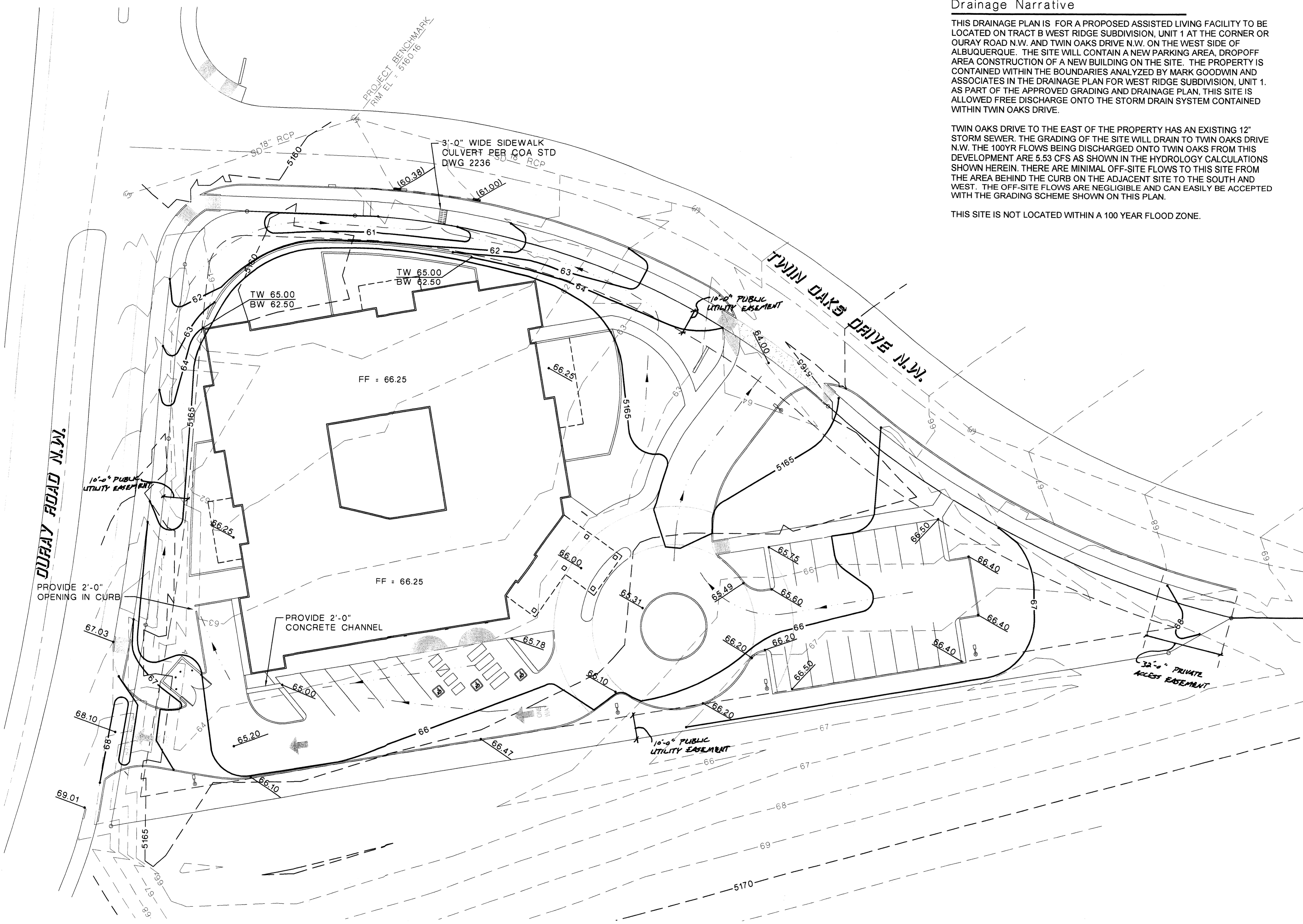
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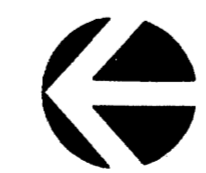
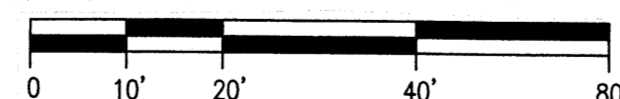
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2-7-06

SHEET
G2

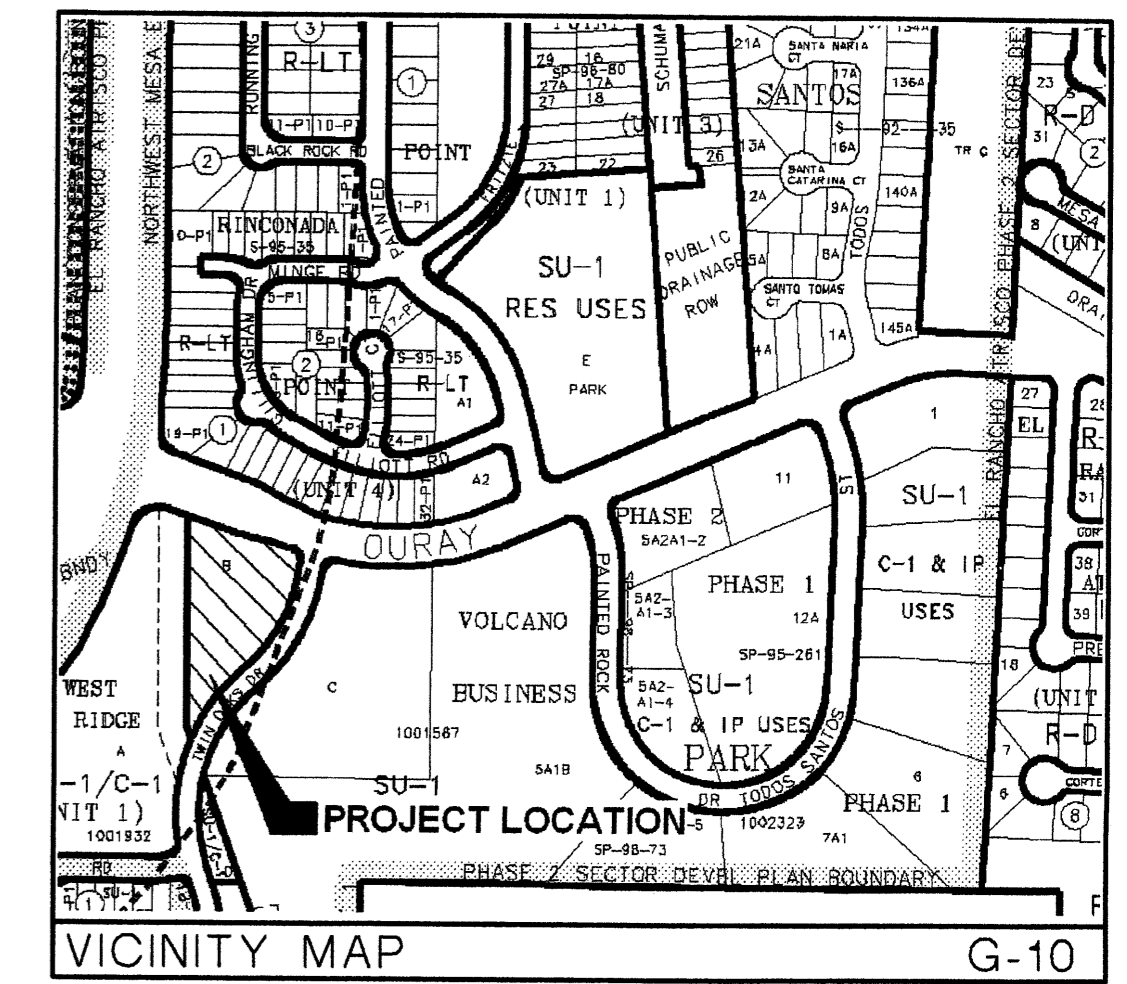


GRADING PLAN

SCALE: 1" = 20'



NORTH



General Notes

- A. CONTRACTOR TO COORDINATE LOCATION OF EXISTING UTILITIES WITH APPROPRIATE AGENCIES PRIOR TO TRENCHING.

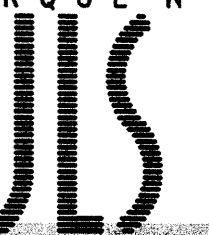
Legend

- SAS -- EXISTING SANITARY SEWER LINE
- W -- EXISTING WATER LINE
- SAS — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- ▼ NEW FIRE HYDRANT
- NEW WATER METER SERVICE
- ✕ NEW WATER VALVE

ABQ
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Project: 25210

TWIN OAKS ASSISTED
LIVING FACILITY
3051 TWIN OAKS DR
ALBUQUERQUE, N.M.



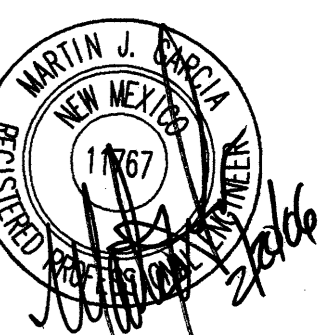
1600 rio grande nw
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UTILITY SITE PLAN

REVISIONS

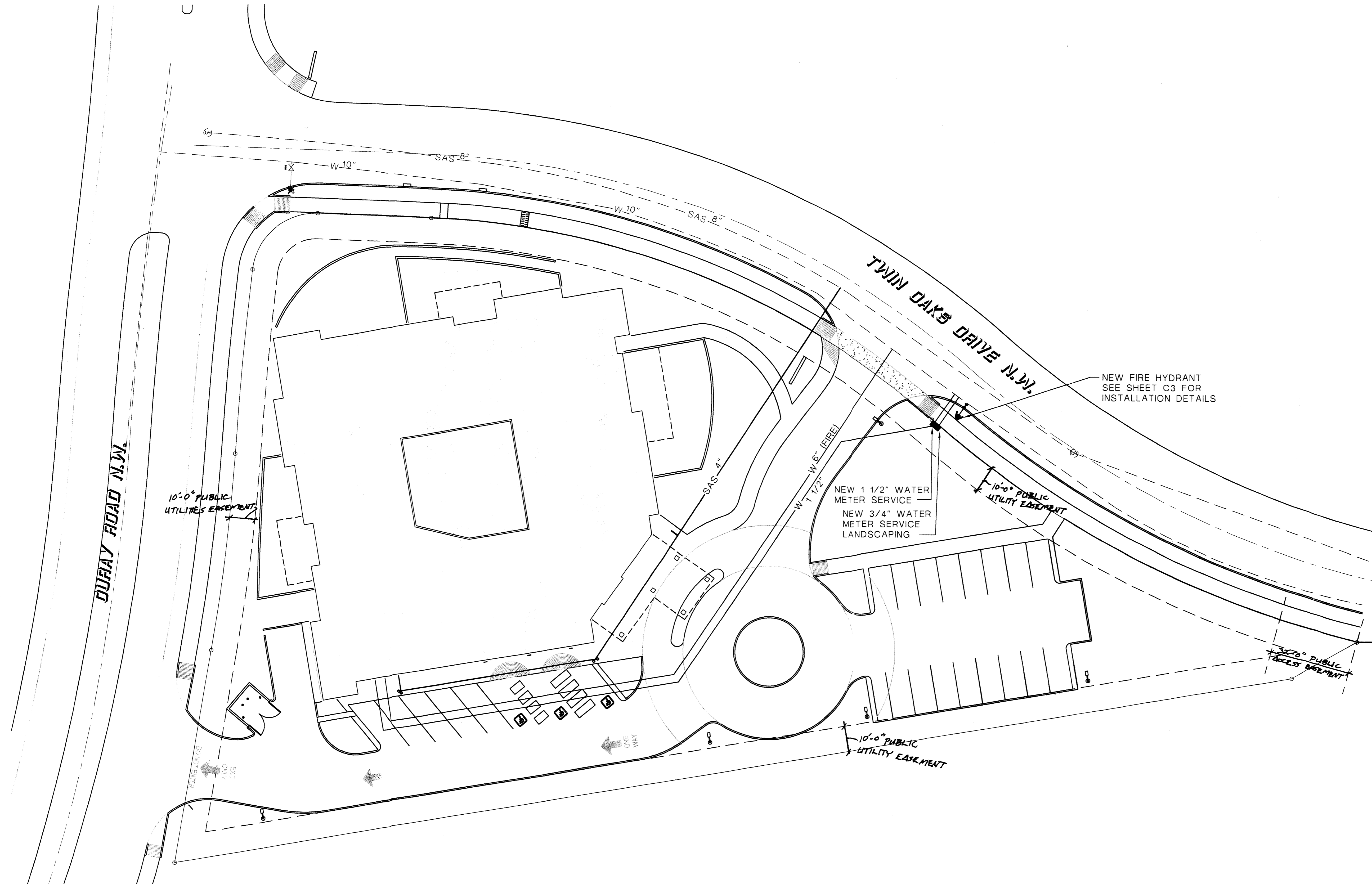
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ENGINEER



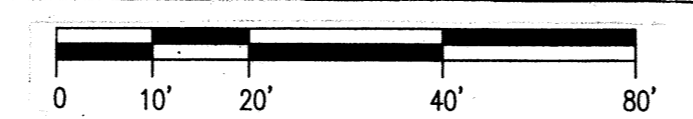
DATE
2-7-06

SHEET
C3



SITE UTILITY PLAN

SCALE: 1" = 20'



NORTH

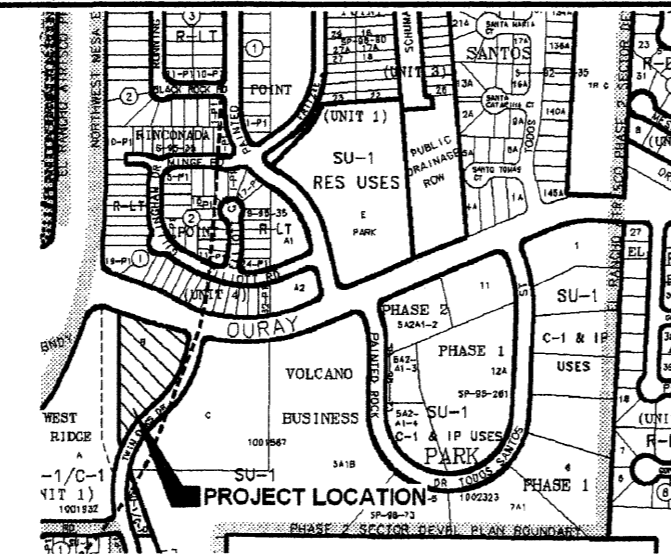
**CITY OF ALBUQUERQUE
PUBLIC FIRE HYDRANT INSTALLATION PROCEDURE**

The following procedure has been established to expedite the installation of fire hydrants required as a result of a subdivision or a service request and to insure proper record keeping.

This procedure eliminates the need for a design by a licensed professional engineer, the processing of a SIA, and the need for a formal DRC and Work Order Process. It is intended for use only when no other construction of public infrastructure is required and the City Engineer/Utility Development determines that the normal design, review, and Work Order Process is not required. This procedure is for construction within or adjacent to local streets.

- A. Owner or contractor: submit plans using the attached City Standard format to the City Engineer/Utility Development at One Stop (Plaza del Sol, 600 2nd St. NW) for review and approval. Plans must include: Zone Atlas pg number, legal description, and location of fire hydrant(s) relative to nearest property corner or intersection. Must provide: one set of original mylars, 4 copies of the originals, and a fee of \$150 (checks only) FOR EACH hydrant or fire line. Provide name & phone no. of Contractor, Designer/Engineer, and name and phone no. of the Owner of the Project. Provide Shut-Off Plan if required.
- B. City Engineer/Utility Development will obtain new project number from the DRC Master Scheduler.
- C. City Engineer/Utility Development will forward the approved plan to Construction Division for review and to assign a city inspector to the project.
- D. Construction Division will forward a copy of the approved plan to the owner or owner's contractor. Prior to construction, the contractor must obtain the necessary permits from the City, County and/or Village. A copy of the approved design must accompany the request for a permit. The contractor must be properly licensed and bonded to do work on the City Water System. This must be verified through the City's Permits Office.
- E. Any soil compaction, asphalt, concrete, or any material testing required by the standard specifications shall be done by the contractor at no expense to the City.
- F. Upon construction of the fire hydrant the contractor will obtain the city inspector's approval of the construction, the Inspector will sign the original which will then be forwarded to the Maps & Records Division for As-Built processing.
- G. The Construction Engineer will provide the City Engineer/Utility Development and DRC Master Scheduler written certification that the construction has been completed and accepted.
- H. If the construction does not pass inspection and a revised design is required, then steps "A-E" must be reinstated. No plat will be signed or meter released until the construction has been accepted by the Construction Division.

**CITY OF ALBUQUERQUE
PUBLIC FIRE HYDRANT INSTALLATION**



VICINITY MAP
LEGAL DESCRIPTION OF PROPERTY AND ADDRESS:
LOT B, WEST VOLCANO BUSINESS PARK

NOTICE TO CONTRACTORS

1. An excavation/barricade permit will be required before beginning any work within City, County, or Village right-of-way. An approved copy of these plans must be submitted at the time of application for these permits.
2. All work detailed on these plans to be done, except as otherwise stated or provided hereon, will be constructed in accordance with "City of Albuquerque Interim Standard Specification for Public Works Construction, 1986," latest revision.
3. Two working days prior to any excavation, the contractor must contact New Mexico One Call System, Inc., 260-1990, for location of existing utilities.
4. Prior to construction, the contractor will excavate and verify the horizontal and vertical locations of all construction. Should a conflict exist, the contractor will notify the Construction Engineer so that the conflict can be resolved with a minimum amount of delay.
5. The contractor will be responsible for coordinating the water shutoff with the Water Division seven (7) working days prior to construction.
6. The contractor will be responsible for performing soil density tests as required by the City of Albuquerque.

APPROVALS FOR	NAME	DATE	TITLE OF PROJECT:
DESIGN: UTILITY DEVELOPMENT			
CONSTRUCTION: CONSTRUCTION ENGINEER			
ACCEPTANCE: CONSTRUCTION INSPECTOR			PROJECT NO. _____ SHEET ____ OF ____ ZONE ATLAS G-10

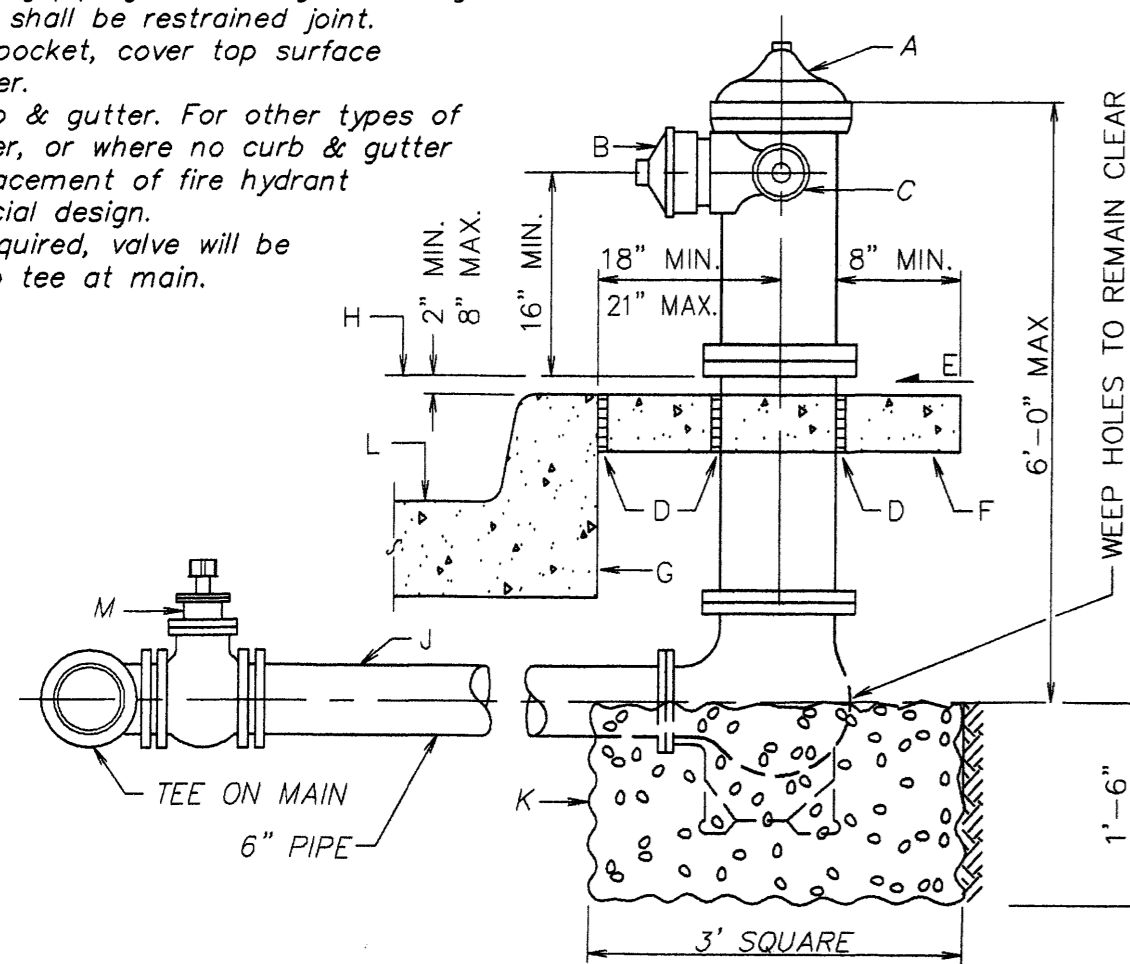
**CITY OF ALBUQUERQUE
PUBLIC FIRE HYDRANT INSTALLATION
STANDARD DRAWING 2340-A**

GENERAL NOTES

1. No obstruction will be permitted within 3'-0" of fire hydrant.
2. Hydrant leg shall be valved from mains 10" diameter and larger and in arterial streets located in commercial areas.
3. Contractor shall be responsible for setting top flange of fire hydrant to the dimensions shown.
4. For fire hydrant locations, see dwg. 2347-A.
5. When new or existing sidewalk abuts curb, reconstruct sidewalk per dwg. 2430, 2431.
6. Pumper nozzle to be set facing the traveled way, unless otherwise noted on plans.

CONSTRUCTION NOTES

- A. Fire hydrant per specifications
- B. Pumper nozzle 4 1/2"
- C. Hose nozzle 2 1/2"
- D. 1/2" expansion joint material
- E. Slope 1/4" per foot
- F. 3' x 3' x 6" concrete square pad, to be constructed around fire hydrant's centerline when not located within sidewalk or concrete area.
- G. Back of curb
- H. Controlled elevation line, level in all directions.
- J. Use of restrained joints is mandatory. All fire hydrant leg piping and fittings including tee on main shall be restrained joint.
- K. Gravel drain pocket, cover top surface with tar paper.
- L. Standard curb & gutter. For other types of curb & gutter, or where no curb & gutter exist, the placement of fire hydrant requires special design.
- M. If valve is required, valve will be connected to tee at main.



DETAIL OF FIRE HYDRANT SETTING

PROJECT NO. _____	ZONE ATLAS	TITLE:
SHEET ____ OF ____	G-10	

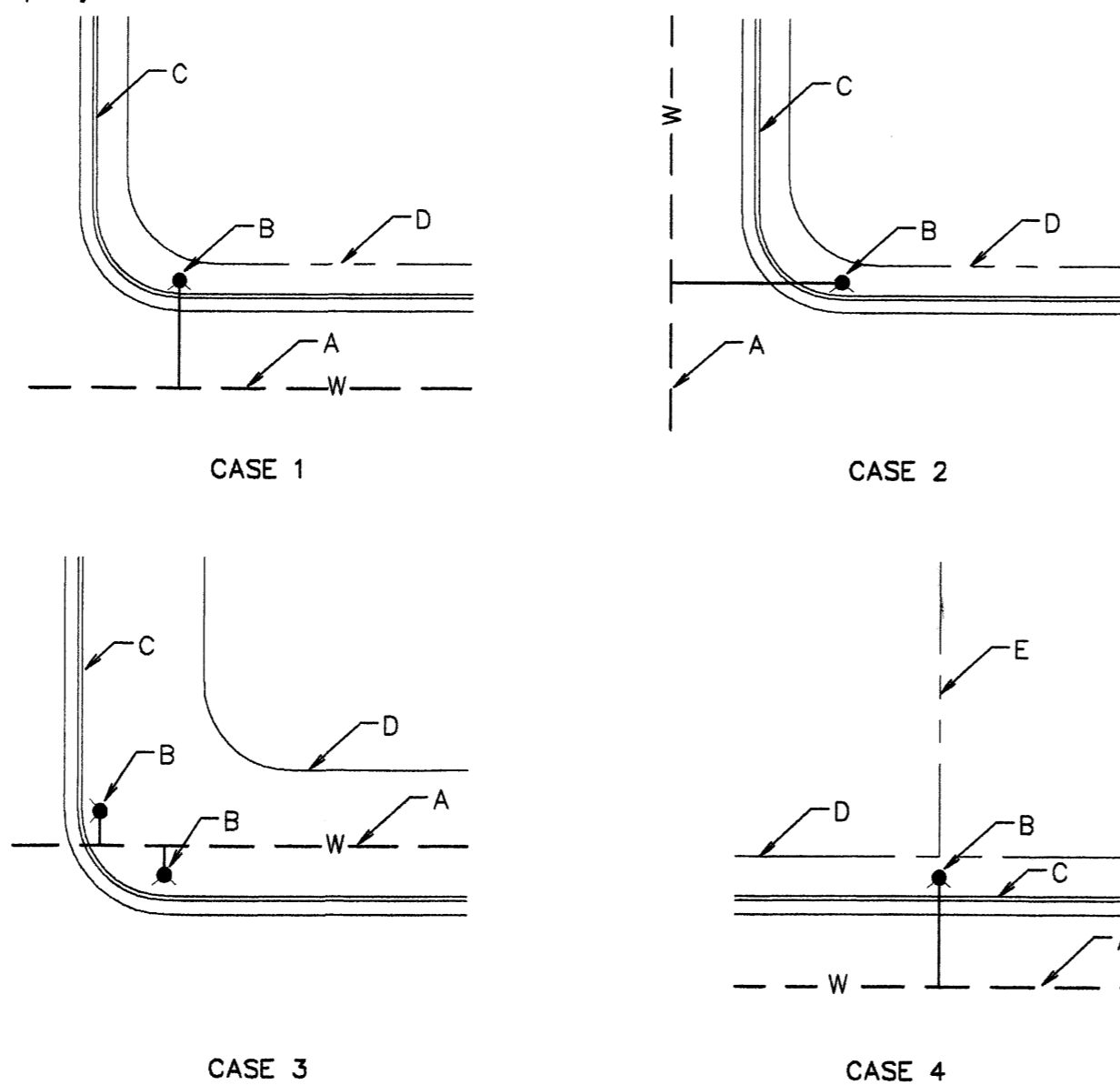
**CITY OF ALBUQUERQUE
PUBLIC FIRE HYDRANT INSTALLATION
STANDARD DRAWING 2347-A**

GENERAL NOTES

1. Normally, fire hydrants are located at end of curb return; hydrants will not be located within the curb return area. Fire hydrants to be located within the block length will be installed at a property line (Case 4).
2. A minimum clearance of 3'-0" will be provided between a fire hydrant and a permanent obstruction (utility pole, light standard, traffic signal, etc.).
3. For installation of fire hydrant, see dwg. 2340-A.
4. See dwg. 2431 for sidewalk configuration when fire hydrant is located in sidewalk.

CONSTRUCTION NOTES

- A. Water main
- B. Fire hydrant
- C. Curb and gutter
- D. Right-of-way line
- E. Property line



TYPICAL LOCATIONS

PROJECT NO. _____	ZONE ATLAS	TITLE:
SHEET ____ OF ____	G-10	

**ABQ
Engineering, Inc**

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6798 Academy Rd. NE, Suite 130 Albuquerque, NM
87109 505-255-7802 FAX 505-255-7902 ABQ
Project: 25210

**TWIN OAKS ASSISTED
LIVING FACILITY
3051 TWIN OAKS DR
ALBUQUERQUE, NM**

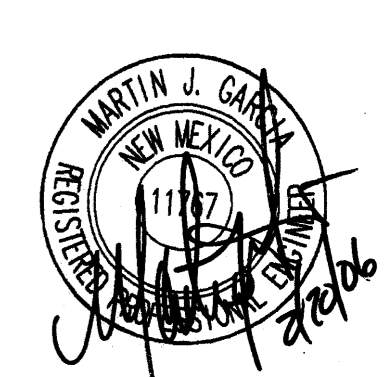


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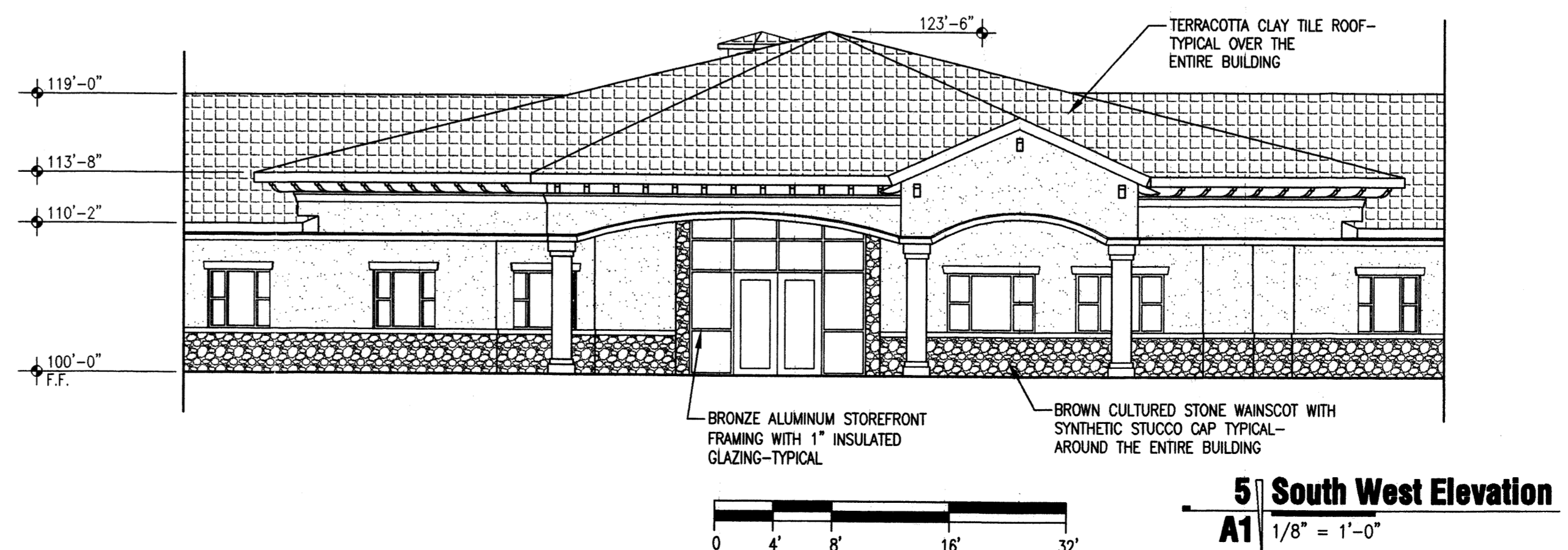
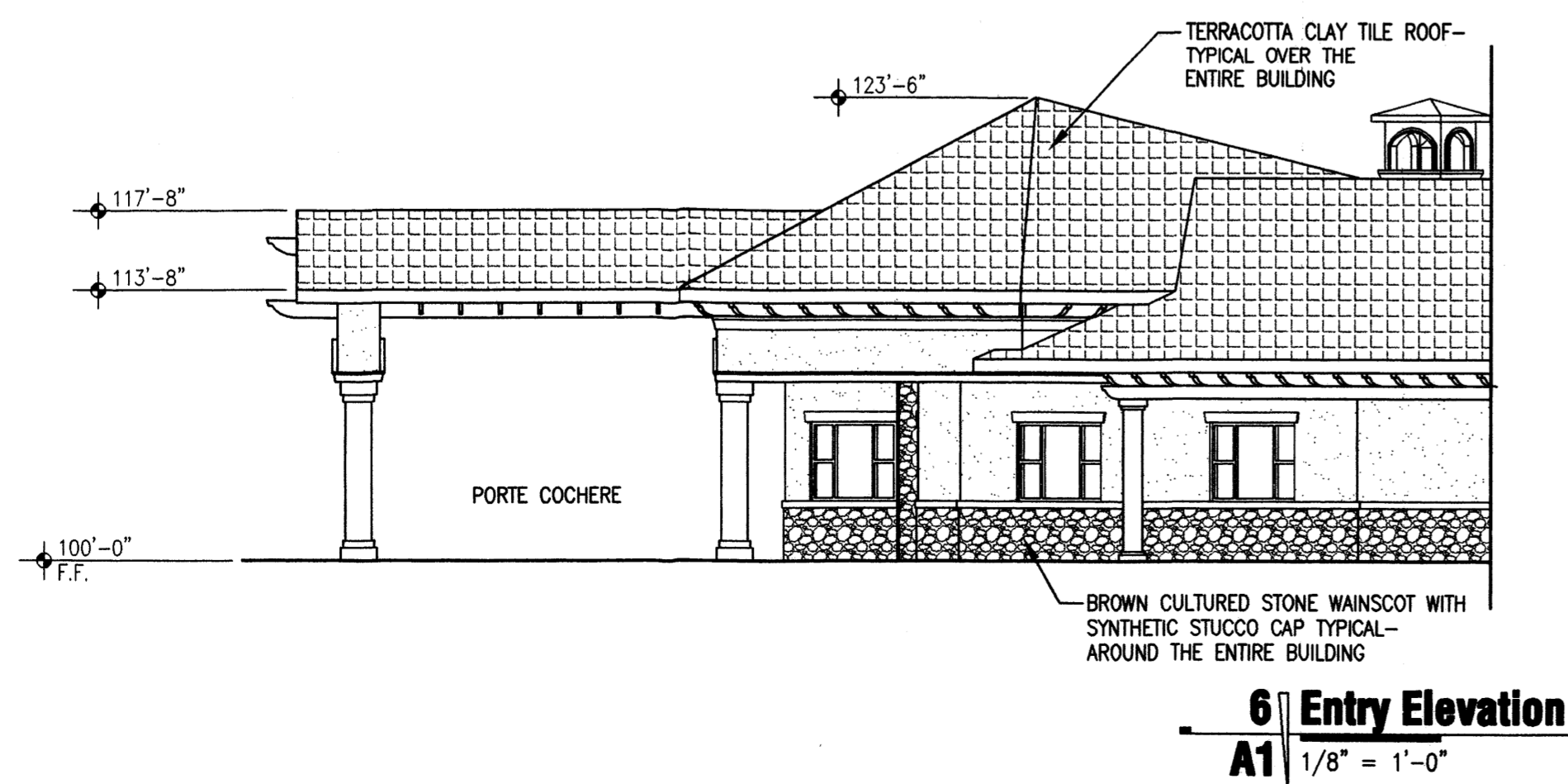
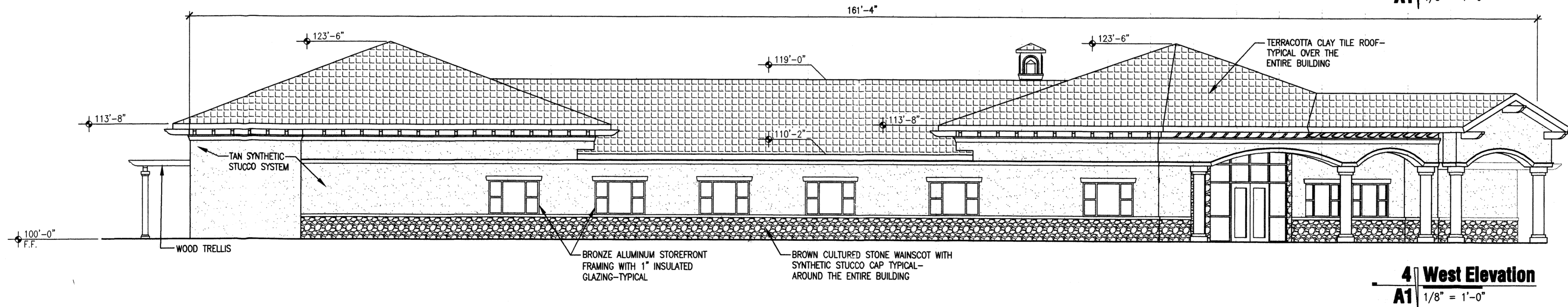
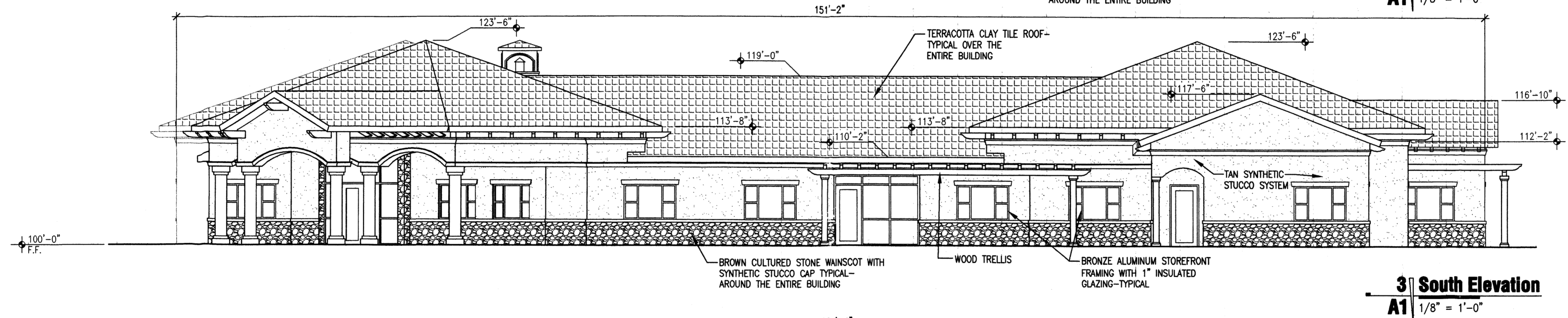
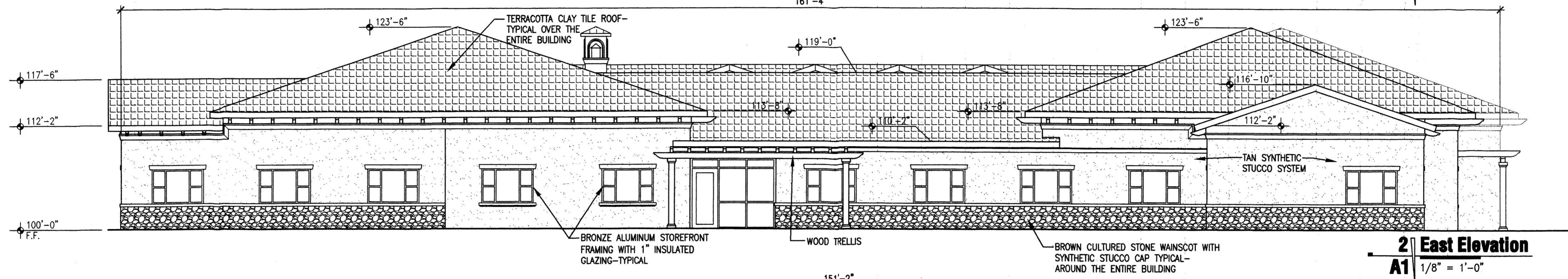
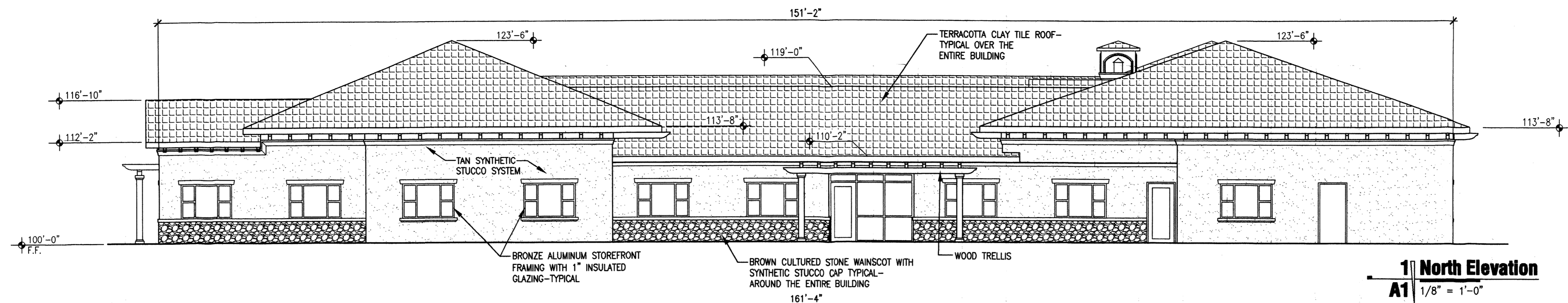
SITE DETAILS

REVISIONS

ARCHITECT ENGINEER



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2-7-06
SHEET
C4



TWIN OAKS ASSISTED LIVING FACILITY
3051 TWIN OAKS DR
ALBUQUERQUE N M

JB
ARCHITECTS

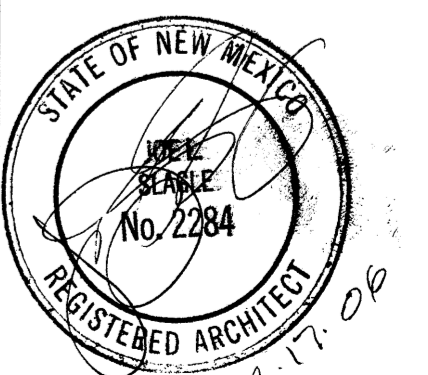
1600 RIO GRANDE NW
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Elevations

REVISIONS

ENGINEER

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SHEET
A1